

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Philip Bachers, Planner I

SUBJECT: TU 10-1-06 / 06-111 / Davie Merchants Industrial Association Inc., 2701-2751 North University Drive, Davie, FL 33324

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: Temporary Use Permit for Christmas Trees Sale

REPORT IN BRIEF: The applicant is requesting approval of a temporary use permit for activities associated with selling of Christmas trees under a tent for the holiday. The Town of Davie *Land Development Code* Section 17-8, seasonal sales, defines the permitted time frame and the necessary facilities that need to be provided on site. The site is located near the intersection of North University Drive and Davie Road Extension, with no access to residential streets. Automobile access onto and from the site is via Davie Road Extension with parking on the eastside of the property. Furthermore, there will be a tent, portable toilet, garbage area, and electrical pole on the site. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

DURATION OF EVENT: The duration and hours of the request is November 23 to December 24, 2006 from 9:00 am to 9:00 pm.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Merchants Industrial Association Inc. activities will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) **Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized.** The applicant shall file such authorization with the Development Services Department.
- (2) A building permit must be secured prior to the event.
- (3) The permit shall be valid only for the time specific from November 23 to December 24, 2006 from 9:00 am to 9:00 pm.

- (4) All concerns and comments as identified by reviewing agencies on the building permit must be addressed prior to the issuance of a Building permit.
- (5) Provide proper traffic control devices, such as barricades or cones, around the tents.
- (6) Compliance with the "Conditions for the Sale of Natural Trees" as provided by the Town of Davie Fire Marshal.

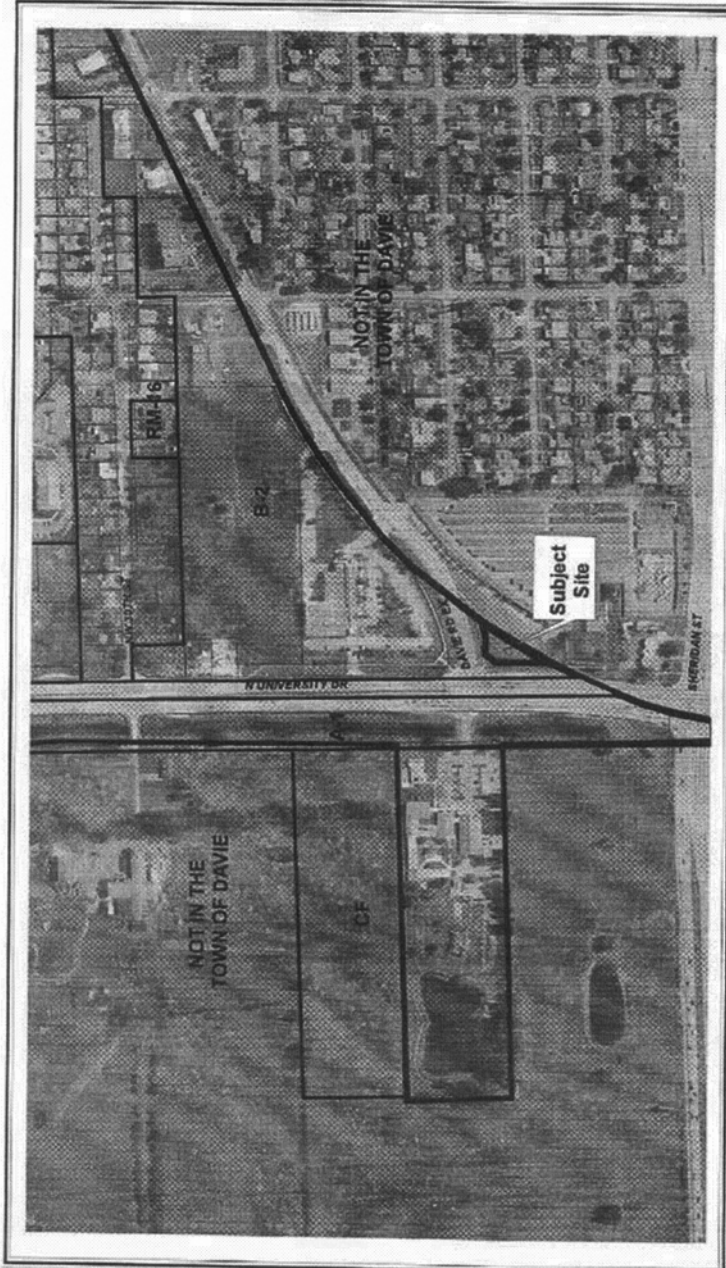
PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): The application is found sufficient, based upon the above, to enable Town Council to render a decision.

Attachment(s): Subject site, zoning & aerial map; site plan; Davie Fire Rescue-tree sales



Planning & Zoning Division - GIS



Temporary Use Permit TU 10-1-06
 Davie Merchants & Industrial Association Inc.
 Seasonal sales of Christmas trees
 2701-2751 North University Drive
 Subject Site, Zoning, & Aerial Map

Town of Davie Fire-Rescue
Office of the Fire Marshal
Conditions for the Sale of Natural Trees or other Commodities

Canopies and Tents

1. Canopies may not be used for general storage of any items not associated with the sale of trees. Canopies may not be used for sleeping purposes.
2. All fabrics, curtains, cloth, rope, netting, and decorative material used for, or in, or on a canopy shall be rendered flameproof.
3. Canopies are required to be of flameproof material and shall be inspected by the Fire Official. The *Flameproofing Certificate* is to be attached to the Building Permit Application.
4. All canopies erected at grade shall be erected to withstand a minimum wind pressure or suction of 10 p.s.f. (ten pounds per square foot).
5. All lighting is to be by electricity. No flames are allowed.
6. Exits shall be spaced no more than 75 feet apart.
7. Aisles shall not be less than 44 inches in width provided such aisles shall not be less in width than the combined width of aisles they connect.
8. Canopies shall not be less than 30 feet from side or rear property lines, and 30 feet or more from other buildings on the same property, or adjoining properties.
9. **No Smoking** signs shall be placed at the entrance and throughout the interior of the temporary structure.
10. Illuminated **Exit** signs shall be placed above each exit.
11. An *extinguishments container* shall be placed at each entrance, and shall be used to extinguish tobacco products prior to entering the canopy or tent. A suitable receptacle is a five-gallon container filled halfway with sand.
12. *Emergency lighting* shall be installed from 84 to 96 inches above finished floor/grade.
13. **Fire extinguishers** with a rating of **2A-10BC** are required, one for each path of egress or within not more than 50 feet of travel distance under the canopy or tent.
14. The installation, maintenance, and use of portable fire extinguishers shall comply with **NFPA 10, Section 402**, *Standard for Installation, Maintenance, and Use of Portable Fire Extinguishers*.
15. *Ground-Fault-Circuit Interruptors* (G.F.C.I.) shall be installed with any and all electrical applications such as lighting, cash registers, or appliances.
16. *No Parking* in designated fire lanes to load trees.

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